SALES & LETTINGS
ANGELS



7 May Street

, Cardiff, CF24 4EW

£320,000

A fully compliant 4-bedroom licensed HMO in prime Cathays producing £28,800 PA (£2,400 PCM / £600 per room), with unbroken, contracted income secured straight through to 30th June 2028.

Following a major thermal renovation project this past summer—internally insulating, boarding, and re-plastering all perimeter walls and ceilings—the property now achieves a rare and coveted EPC Rating C (valid until 2036), completely eliminating future MEES retrofit capex while lowering tenant heating bills.

Continuously let and managed by Sales & Lettings Angels for 11 straight years, the asset offers an unbroken, transparent maintenance history, an active Cardiff Council HMO licence valid to 24th October 2028 (~2 years remaining), and complete turnkey compliance (current GSC, 5-year EICR, and formal FRA). An ideal, hands-off asset for portfolio landlords.

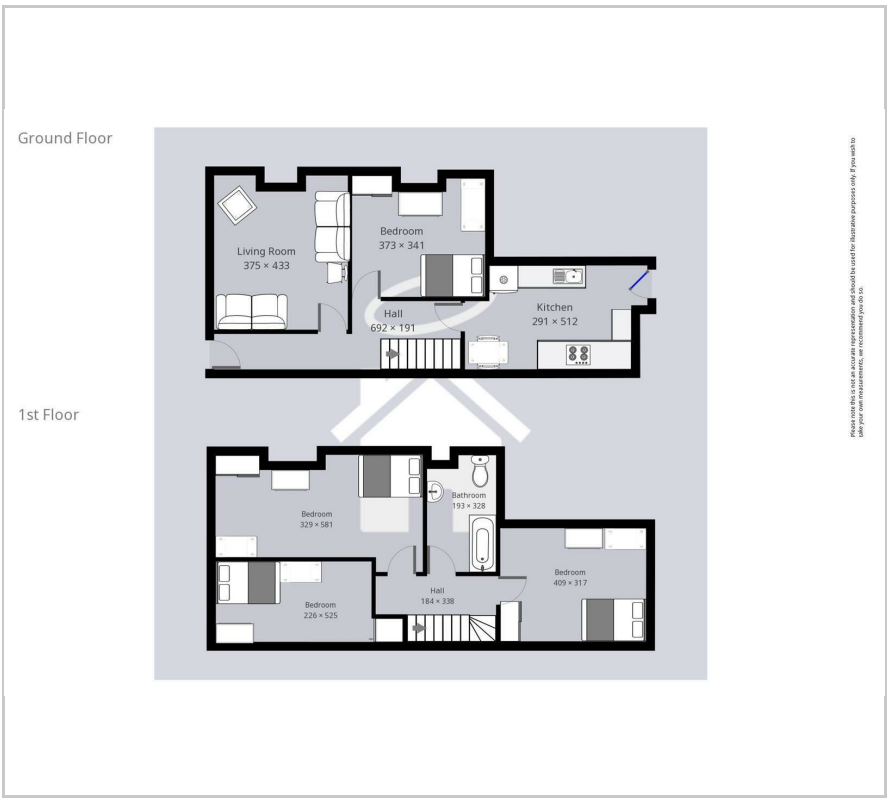
- Short Description (Portal Teaser / Rightmove Summary) A fully compliant 4-bedroom licensed HMO in prime Cathays producing £28,800 PA (£2,400 PCM / £600 per room), with unbroken, contracted income secured straight through to 30th June 2027. Following a ma
- HMO Licence to Oct 2028: Active Cardiff Council licence (~2 years left).
- Rare EPC C Rating: Major summer thermal wrap (insulated walls/ceilings) removes future MEES capex.
- Valid 10-Year EPC: Up-to-date certificate valid through to 2036.
- 100% Turnkey Compliance: Current GSC, 5-year EICR, and FRA in place.
- 11-Year Agency History: Continuously let with full maintenance records.
- Article 4 Compliant: Established, lawful C4 HMO status in Cathays.
- Prime Student Hub: Walking distance to Cardiff University and UHW.
- Separate Communal Lounge: 4 double study bedrooms + dedicated living area.
- Chain-Free: Immediate completion with existing cashflow undisturbed.

Viewing

Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.

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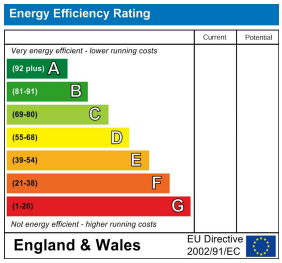
Floor Plan



Area Map



Energy Efficiency Graph











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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